



51 Old Steyne, Brighton, BN1 1HU

01273 321 123

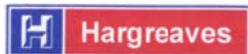
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Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

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a development by



20,000 ft² / 1,858 m² - 60,000 ft² / 5,574 m²

**PROPOSED NEW HIGH BAY
INDUSTRIAL / WAREHOUSE BUILDING**

**Units 2/3, Victoria Road, Maltings Park
Burgess Hill, West Sussex, RH15 9LE**

Situated on the west side of the established Burgess Hill Industrial Estate, close to the A273, which in turn connects with the A23(M) via the Burgess Hill link road (A2300). The A23(M) provides convenient access to Gatwick Airport, the South Coast, M25 and principal road networks (see attached location plan).

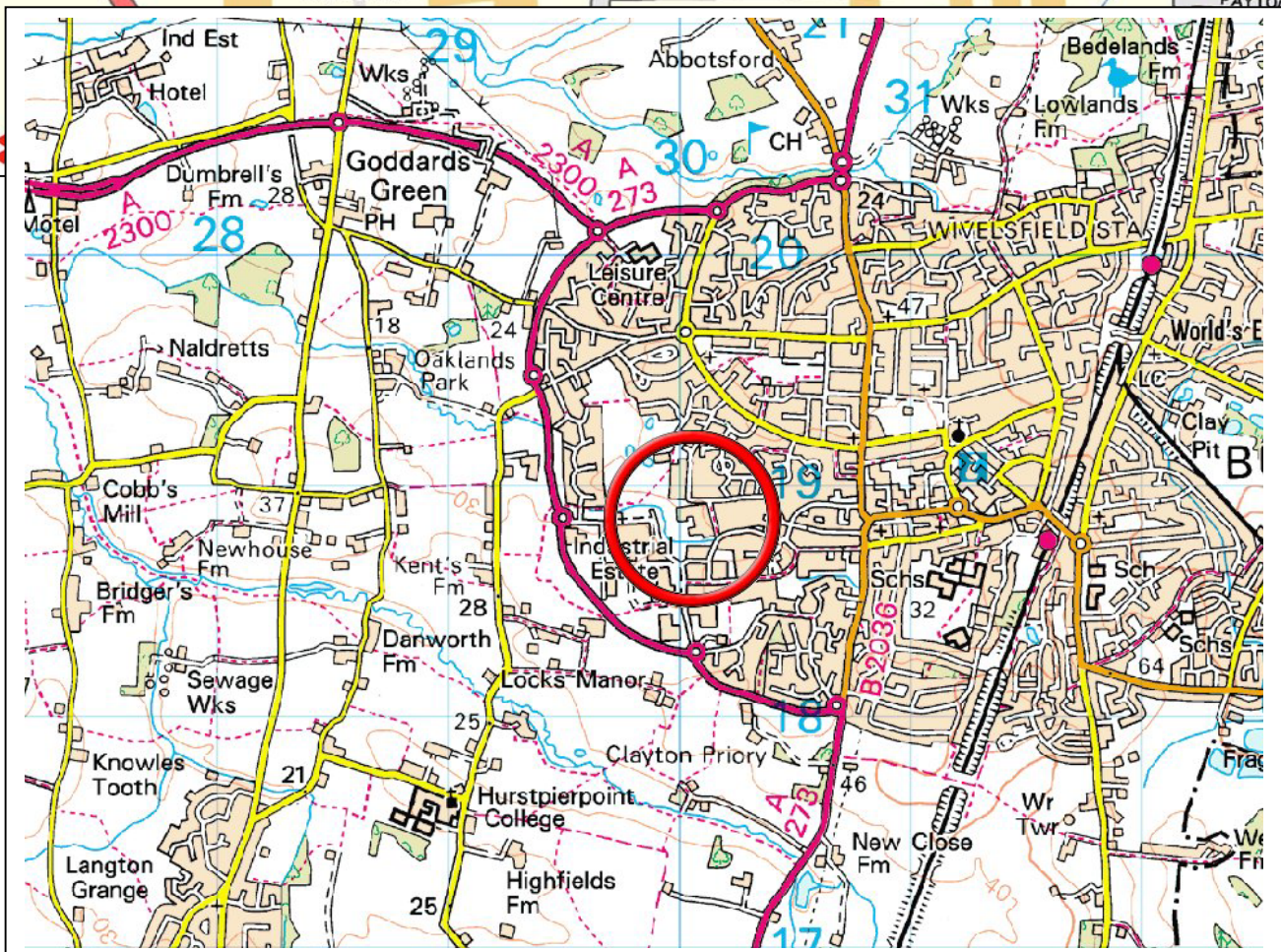
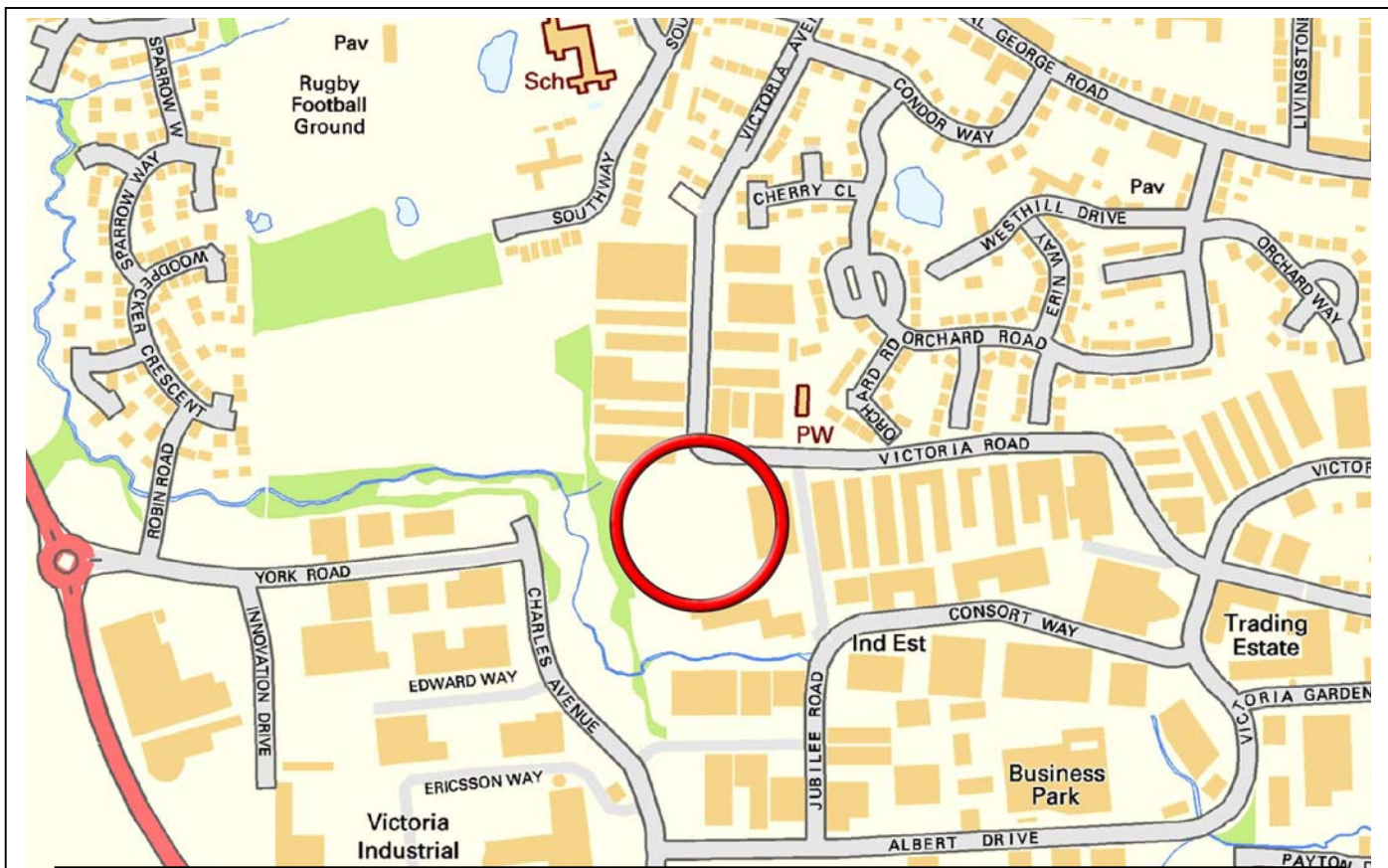
Maltings Park provides a high quality business environment, and occupiers in the vicinity include Rockwell Collins UK, Roche Diagnostics, CAE UK, Edwards Vacuum, KLX Aerospace, SSE and International Logistics Group. A Premier Inn with Beefeater Restaurant is nearby, along with a Tesco superstore.

The available site forms part of an ongoing development by Hargreaves (www.hargreaves.co.uk). Recent buildings include a trade counter scheme in York Road, which followed on from a new 30,000 ft² headquarters for Alexander Rose (see adjacent photograph).

The remaining land at Maltings Park has a frontage to Victoria Road and is capable of accommodating a new industrial / warehouse building, providing units of circa 20,000 ft² - 60,000 ft² (1,858 m² - 5,574 m²). The building will have an eaves height of 10 m. The attached drawings show the indicative layout / elevations (Unit 1 is already built). Planning consent has already been granted for the development.

The units will be let on full repairing and insuring leases for terms to be agreed.
Enquiries are invited from prospective tenants.

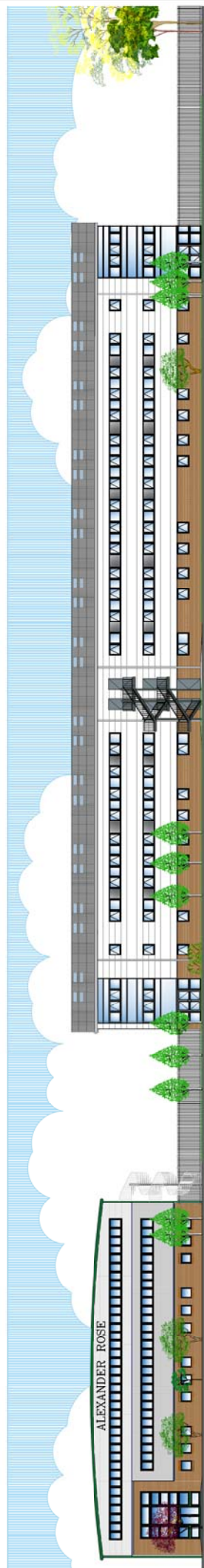
Further details from LETTING AGENT, **GRAVES SON & PILCHER LLP**



This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed and it does not form part of any contract.

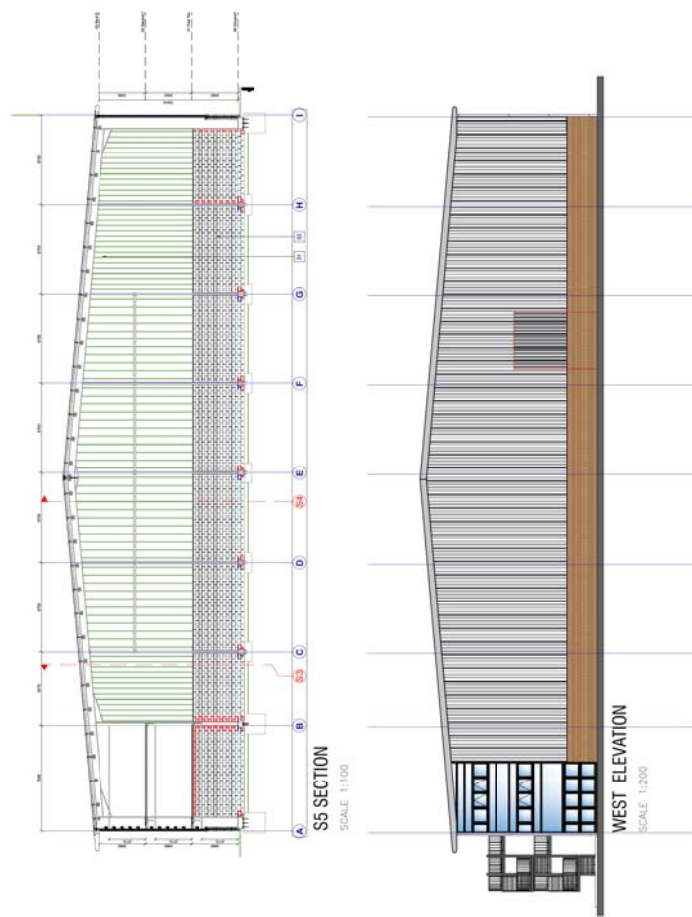
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NORTH ELEVATION FROM VICTORIA ROAD

SCALE 1:100 © AD



REVISION		DATE
REV	DESCRIPTION	



MALTINGS PARK - UNIT 2 & 3
Victoria Road, Burgess Hill
West Sussex
ELEVATION - VICTORIA ROAD

job no.	112 400	drawing no.	C 301	type
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